



# I. Introduction

## A. Overview

South Martineztown is a small, compact residential neighborhood located just east of Albuquerque's downtown business district. It's population is approximately 428. The neighborhood contains a mixture of land use activities including an elementary school, a park, several office buildings, a few commercial establishments and a mix of housing types. Nonresidential uses are located primarily along the edge of the neighborhood. The St. Joseph Medical Center, a regional medical complex, borders the neighborhood to the east. South Martineztown is in close proximity to a variety of other intensive land use activities and it is surrounded by high-volume arterial roadways. It is a residential enclave within Albuquerque's inner city.

The South Martineztown Sector Development Plan is the official guide for future development and redevelopment of the South Martineztown area. The Plan establishes zoning and land use policies and recommends actions that address neighborhood issues. Plan recommendations span a range of issues, including the provision of various governmental and social services and the provision of infrastructure. While the Plan guides City government programs and projects within the area, it is designed as a strategic document to be used by the neighborhood in charting its future. In large measure, the Plan was developed by the neighborhood. It is based on neighborhood concerns and objectives identified through an extensive citizen participation process. Successful implementation will require cooperation between the neighborhood and various governmental agencies along with ongoing commitment by the neighborhood to initiate, coordinate and monitor the recommended actions.

The South Martineztown Sector Development Plan was initiated in response to a request from the Citizen's Information Committee of Martineztown (CICM) to the City of Albuquerque that a Sector Development Plan be developed for the neighborhood. Neighborhood leaders felt that area zoning required updating and that numerous neighborhood issues required attention. The last comprehensive planning effort culminated in 1973 with official adoption of The Martineztown Urban Renewal Plan. This document identified a comprehensive Urban Renewal Program for the neighborhood. It detailed extensive redevelopment, including the building of homes and apartments, relocation of residents, extensive replatting of property and the realignment and reconstruction of area streets and related infrastructure. The neighborhood was rebuilt in the 1970s following this planning effort. The Martineztown Urban Renewal Plan was the official guide for neighborhood development for over 20 years. It is replaced and superseded with adoption of the South Martineztown Sector Development Plan.

The South Martineztown Sector Development Plan is a rank three plan. It conforms to the Albuquerque/Bernalillo County Comprehensive Plan which provides overall planning guidance for the Albuquerque region and outlines policies for growth, development and the provision of services. Sector development plans serve as official guides for new development, redevelopment and neighborhood conservation within designated neighborhood areas. The South Martineztown Sector Development Plan establishes official City policies within the designated boundaries of the South Martineztown area.

The planning effort for The South Martineztown Sector Development Plan has been guided by the general goal for Central Urban Areas as articulated in the Albuquerque/Bernalillo County Comprehensive Plan:

*"...to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment."*

The intention of the South Martineztown Sector Development Plan is to preserve and enhance an identifiable and unique Albuquerque neighborhood. The plan articulates a strategy to retain the neighborhood's qualities while integrating the neighborhood into the larger metropolitan context.

## **B. Boundaries**

### **General**

Boundaries of South Martineztown were established in 1973 with adoption of the Martineztown Urban Renewal Plan. This plan outlined a Neighborhood Development Program authorizing the use of federal Urban Renewal funds to redevelop neighborhood infrastructure and housing. The South Martineztown Sector Development Plan generally follows the boundaries established by the Martineztown Urban Renewal Plan. The boundaries differ slightly in that the original plan included the right-of-way of bordering arterial roadways in the plan area. The sector development plan does not. This slight difference in boundaries does not impact the regulatory capacity of the sector development plan. Refer to the Boundary map on the next page.

The South Martineztown Sector Development Plan area is generally bounded by Lomas Boulevard on the north, Broadway Boulevard on the west, Dr. Martin Luther King, Jr. Avenue on the south, the St. Joseph Medical Center property on the east and southeast, and a two-block section of High Street in the northeast corner of the neighborhood.

Longfellow Elementary School is within the boundaries of this plan and within the boundaries of the St. Joseph Sector Development Plan. This overlap subjects the site to the regulations of both plans--a circumstance which does not result in policy or regulatory conflicts. Since this property is owned by Albuquerque Public Schools, municipal land use regulations are not binding on this site.

### **Legal**

Beginning at the intersection of the south right-of-way line of Lomas Boulevard, NE and the east right-of-way line of Broadway Boulevard, NE

Thence, east along the south right-of-way line of Lomas Boulevard to its intersection with the east right-of-way line of High Street, NE

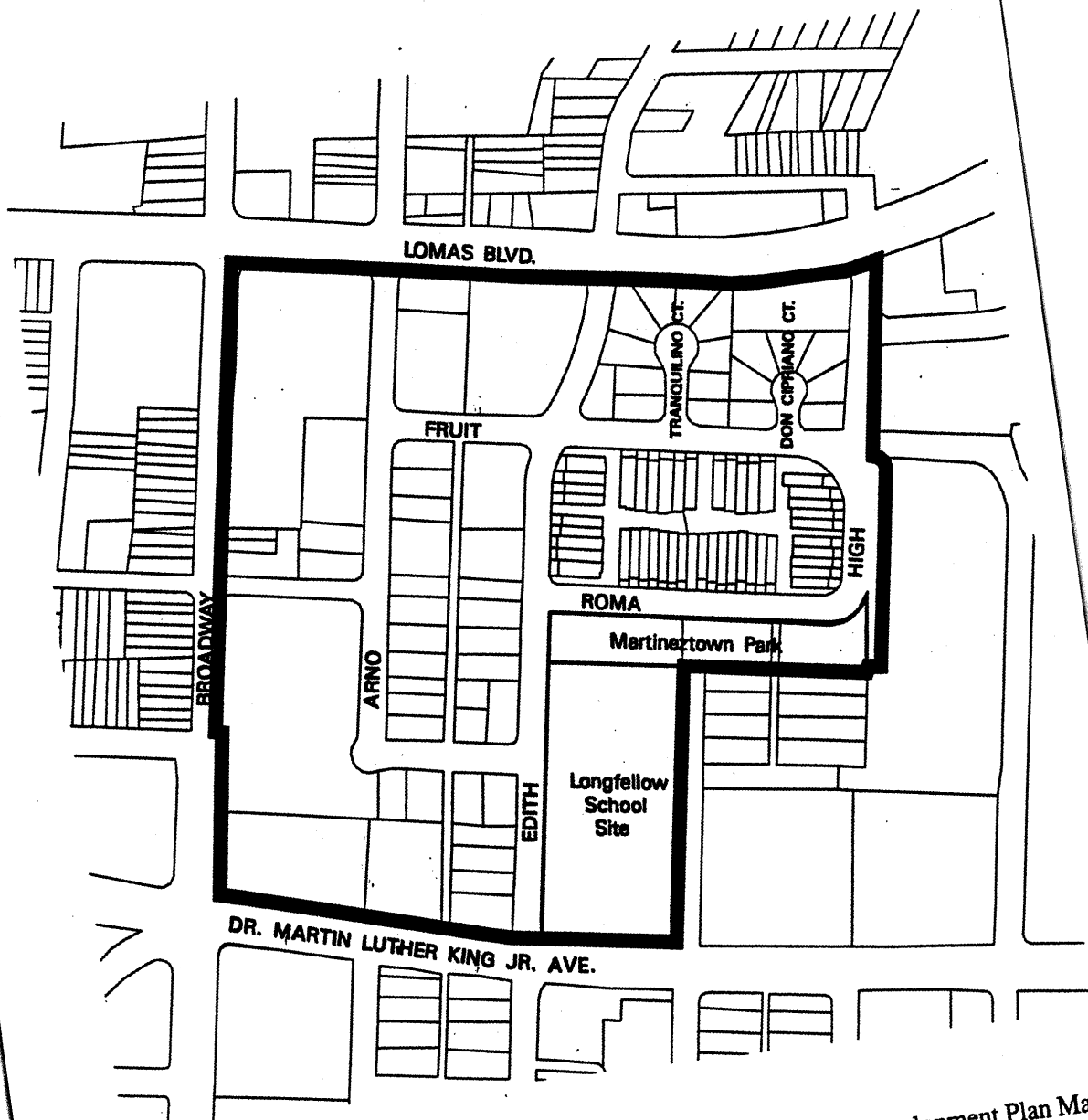
Thence, south along the east right-of-way line of High Street, and continuing south along the line established by the High Street right-of-way through the reconfigured intersection/closure of High and Fruit streets following the east right-of-way of High Street to its intersection with the south boundary of Martineztown Park.

Thence, west along the south boundary of Martineztown Park to its intersection with the west right-of-way line of Walter Street, NE

Thence, south along the west right-of-way line of Walter Street to its intersection with the north right-of-way line of Dr. Martin Luther King, Jr. Avenue, NE

Thence, west along the north right-of-way line of Dr. Martin Luther King, Jr. Avenue to its intersection with the east right-of-way line of Broadway Boulevard.

Thence, north along the east right-of-way line of Broadway Boulevard to the south right-of-way line of Lomas Boulevard and the place of beginning, containing approximately 48 acres.

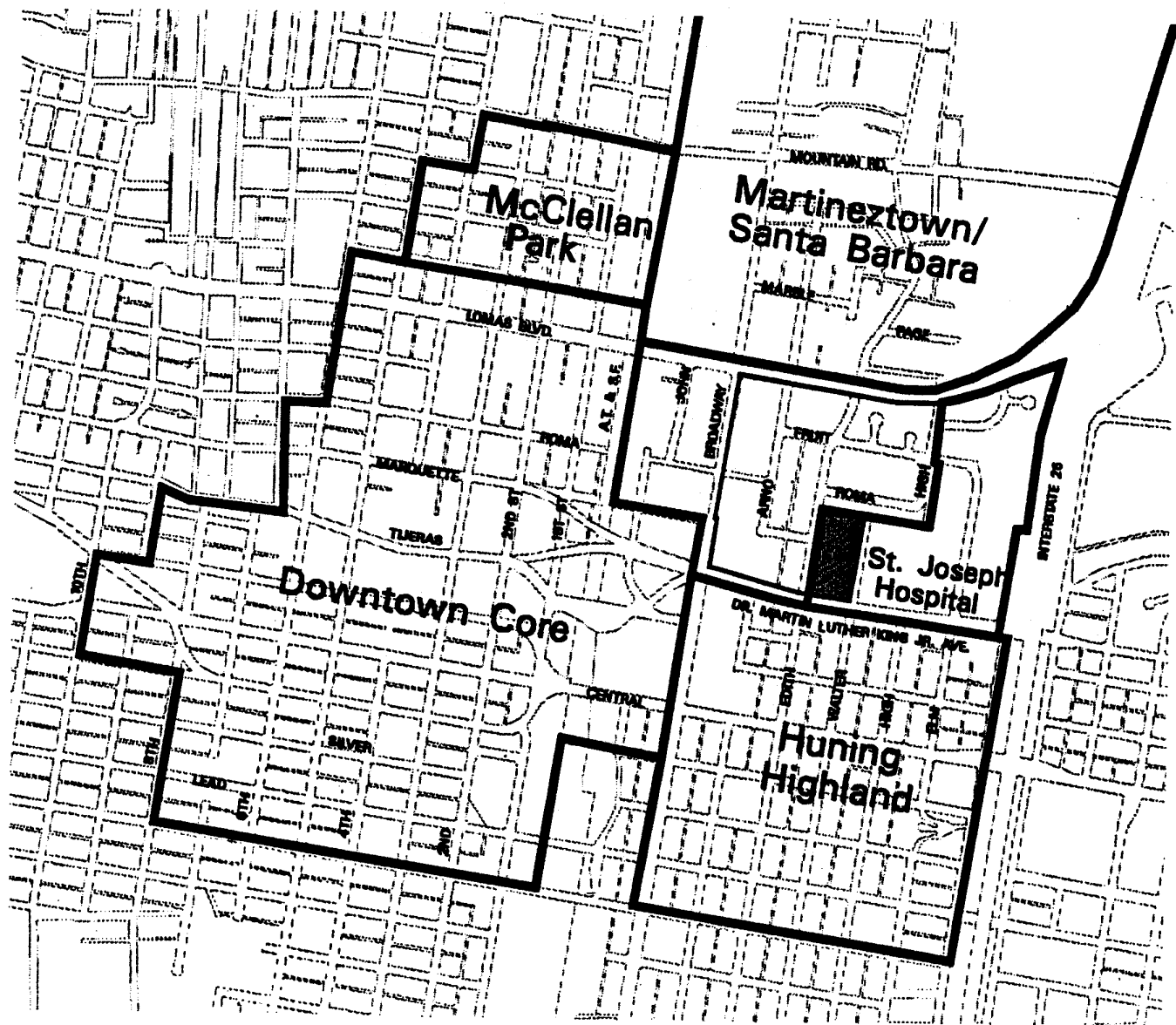


South Martineztown Sector Development Plan Map

## SECTOR PLAN BOUNDARY

North (6/95)

South Martineztown Sector Plan Boundary



North (6/95)

## South Martineztown Sector Development Plan Map

### SURROUNDING SECTOR PLAN AREAS

- South Martineztown Sector Plan Boundary
- Surrounding Sector Plan Areas
- ▨ Overlapping Boundary Areas

## **C. Neighborhood Vision: Goals & Objectives**

At the first in a series of neighborhood meetings, participants were asked to develop a vision for the neighborhood's future. The community responded to the question: "What do you want your neighborhood to be like five years from now?" The purpose of exploring this question was to establish an overall direction for the planning process and give participants the opportunity to openly explore ideas in a way that would lead to new possibilities for positive change.

Many residents felt that the neighborhood's vision was articulated in 1971 by the Martineztown Community Plan. This plan was developed by the community. It became the basis for the Martineztown Urban Renewal Plan, which was officially adopted in 1973. During the Sector Plan process, there was consensus among participants that the vision developed for the Martineztown Community Plan remained valid, and that the existing challenge was to refine this earlier vision and ensure that it is sustained into the future.

### **1. Neighborhood Vision Statement**

#### **South Martineztown in the year 2000:**

**South Martineztown shall be a clean, attractive, safe and diverse community, a place where people want to live. It is a model of neighborhood livability for Albuquerque.**

This vision statement has guided the planning process and provides an overall direction for the neighborhood's future. The statement encapsulates the values and commitments of the citizens of South Martineztown.

## **2. Planning Goals:**

The following planning goals establish a framework for the development of this plan and its recommendations:

- **Preserve and protect the residential integrity of the neighborhood.**
- **Protect the neighborhood from potentially harmful impacts of new development within the neighborhood and in the vicinity.**
- **Reduce crime and ensure the safety of residents and visitors.**
- **Prevent the intrusion of outside parking and traffic within the neighborhood.**
- **Maintain a safe, convenient and visually pleasing pedestrian environment, ensuring adequate facilities for children, senior citizens and the disabled.**
- **Maintain a high level of property maintenance and cleanliness.**
- **Provide adequate social and health services to area residents.**
- **Insure that high quality education is available to neighborhood children.**
- **Improve and maintain public investments within the neighborhood.**
- **Provide all residents with opportunities for neighborhood involvement.**



## **D. Key Recommendations**

The following recommendations are key elements of this plan. They address the central concerns and issues of the neighborhood. This list is not prioritized; rather, it tracks the sequence in which these recommendations are discussed in the plan. Implementation of these recommendations will ensure the success of this plan and ensure the continued viability of South Martineztown as a desirable place to live, work and visit.

- ⇒ **Adopt zoning which preserves residential integrity and provides commercial property owners with appropriate flexibility to redevelop their properties.**
- ⇒ **Develop a comprehensive strategy for neighborhood crime prevention. Utilize all available resources to attack crime and create a safe neighborhood.**
- ⇒ **Reduce traffic speeds and volumes on Edith to a safe and appropriate level.**
- ⇒ **Reconstruct the Edith/Lomas intersection, creating a safe, convenient and pleasant pedestrian environment.**
- ⇒ **Secure the Edith/Arno Alleyway with fences and lockable gates to prevent pedestrian and vehicular access.**
- ⇒ **Repair or replace damaged sidewalks.**
- ⇒ **Construct a landscaped median on Broadway Boulevard from Dr. Martin Luther King, Jr. Avenue to Lomas Boulevard.**
- ⇒ **Vacate Walter St. to accommodate parking for Longfellow Elementary School and St. Joseph Medical Center.**
- ⇒ **Renovate Martineztown Park based on community needs: orient improvements to passive-use for adults and play facilities for young children.**
- ⇒ **Develop a comprehensive neighborhood plan for social, health, recreation and property maintenance issues.**
- ⇒ **Expand La Amistad senior facility to meet the needs of area senior citizens and the wider community.**
- ⇒ **Develop an educational improvement plan for Longfellow school.**
- ⇒ **Monitor Electro-Magnetic Field levels produced by the high-intensity power lines. Implement safety measures if health hazards are determined.**

## **E. Implementation**

### **1. Overview**

Success of the South Martineztown Sector Development Plan will be measured by the extent to which it is implemented. Without an ongoing, collaborative implementation effort, the goals of the neighborhood are jeopardized.

Implementation of this plan will be coordinated by the Citizen's Information Committee of Martineztown (CICM). The CICM is the officially recognized neighborhood association for South Martineztown. The CICM Board of Directors served as the steering committee for the planning process, participating in all phases of plan development. With adoption of this plan, the role of the CICM shifts, but does not end. The CICM will coordinate with the City Planning Department, and with other City departments in implementing plan recommendations. In some instances, the CICM will be responsible for implementing projects and securing funding from sources yet to be identified.

### **2. Neighborhood Improvement Projects**

Projects requiring capital expenditures are grouped into three categories based on priorities established by the neighborhood. Short range projects have the highest priority and should be among the first projects evaluated for implementation. Medium Range projects have an intermediate priority level and Long Range projects have a low priority level. However, a variety of factors will influence the order of implementation, including changing citizen/community needs, funding availability, potential cost efficiencies, capital improvement priorities for the greater Downtown/Center City area and a variety of other factors. Nonetheless, the priority level of the projects listed on the following page is important. This ranking reflects the evaluation of the neighborhood while taking into account the potential benefit of each project to the wider community.

The identified cost estimates should be viewed as a very loose guide to project costs. In several cases, even a rough or ballpark estimate was unavailable due to the existence of multiple variables and/or undefined project parameters.

A prioritized listing of improvements as developed by the neighborhood is contained in Appendix D. This listing includes both capital-intensive and non-capital-intensive projects. It should be used by City agencies in addressing neighborhood needs.

## South Martineztown Capital Projects

Project Description	Lead Agency(s)	Estimated Cost	Funding	Notes
<b><u>SHORT RANGE</u></b>				
Speed humps/signage on Edith	Traffic Engineering	\$10,000	CIP	
Edith/Lomas Intersection Improvements	PWD	\$50,000	State Rd. Mem.	Funds are available
Hardscape focal point @ Edith / Lomas Intersection	PWD	\$2,500	UETF	Possible funds from 1% for Art
La Amistad expansion / Arno vacation	Community / Family Services & OSA	\$500,000	CIP/State of NM	\$100,000 available from State of NM
Walter St. vacation / parking lot Installation	PWD & APS	\$50,000	St. Joseph Medical Center	Project contingent on APS acquisition of property from City
Fencing / gates on Edith / Arno alleyway	PWD / PNM	\$5,000	CIP / PNM	PNM may contribute funds
Martineztown Park renovation	Parks & General Services	\$300,000	CIP	\$100,000 available for phase 1
<b><u>LONG RANGE</u></b>				
Broadway Boulevard median	PWD	\$400,000	CIP	accelerated work sched. will increase costs
High / Fruit St. fencing	Parks & General Services	undetermined	—	Verify need / outcome
Evening Security guard service for Fruit St. complex	Albuq Housing Services	\$10-15,000 annually	undetermined	Security for all Mtztwn public hsg. with focus on Fruit St.

NOTES: 1) PWD=Public Works Department; OSA=Office of Senior Affairs; APS=Albuquerque Public Schools; PNM=Public Service Co. of NM

2) All cost estimates are in 1995 dollars

## **F. Planning Process**

### **1. Overview**

The South Martineztown Sector Development Plan was developed by the Albuquerque urban planning firm Paulsen & Associates under contract with the City of Albuquerque. The planning process was initiated in Autumn of 1993. The first steps of the process involved basic research and data collection, including a thorough investigation of existing conditions and an examination of plans, projects, forecasts and studies that might have an impact on the neighborhood. Completion of a land use survey and compiling of pertinent demographic and economic data were part of the preliminary planning efforts.

Citizen participation was a cornerstone of the planning process. An extensive effort was made to reach out to the community. The Citizens Information Committee of Martineztown (CICM) worked in partnership with Paulsen & Associates throughout the planning process. CICM leaders were instrumental in developing citizen participation, coordinating meetings, reviewing plan materials, developing and administering an extensive citizen survey.

The citizen participation process began on December 8, 1993, with a community meeting held at Longfellow Elementary School. Over forty people attended. This meeting was followed by a series of 12 planning meetings beginning in January of 1994. These meetings were held on Wednesday evenings at La Amistad senior center over a three-month period. Attendance averaged between 10 and 15 participants. All meetings were open to anyone with an interest in the neighborhood. Each planning meeting focused on a topic relevant to the neighborhood. For example, there were meetings on crime, education, traffic, transportation and similar topics. City staff and other experts made presentations at these meetings and answered the questions of citizen participants.

Citizen participation was expanded through the use of a satisfaction survey targeted to all neighborhood households. The South Martineztown Citizen Satisfaction Survey was prepared to gather information and provide extensive community participation in the planning process. It was administered through direct interviews by trained CICM volunteers. Of the 200 neighborhood households, 140 were successfully interviewed. The Survey provided extensive feedback on citizen attitudes and ideas from a sizable proportion of the neighborhood. *(A complete discussion of the Citizen Survey is in Section III. of this document.)*

A special effort was made to involve senior citizens, public housing residents and Spanish speaking members of the community. Two afternoon meetings were held for the convenience of senior citizens and public housing residents. Over 20 participants were in attendance at both meetings. To ensure full community participation, a bilingual planner was present at all neighborhood planning meetings. Spanish versions of numerous meeting flyers and handouts

were made available. Also, a Spanish version of the South Martineztown Citizen Satisfaction Survey was an available option to all survey participants.

The CICM served as the steering committee for the planning process. Several meetings were held with the Board of Directors of the CICM to discuss Plan-related topics and to review draft versions of this plan.

## **2. Major Issues:**

The following issues emerged as the major concerns of the neighborhood:

### **Crime:**

This is the top concern for many area residents and businesses. Crime issues range from vandalism and graffiti to gang activities, burglaries and muggings. The South Martineztown neighborhood feels particularly vulnerable to crime given its large elderly population and presence of elementary school children.

### **Traffic on Edith Boulevard:**

Neighborhood residents along with Longfellow staff are concerned about traffic volumes and speeds on Edith Boulevard. This incursion is not only an annoyance, it is considered a dangerous condition by Longfellow School staff and by the neighborhood. Again, the prevalence of children, elderly and the disabled heightens neighborhood concern.

### **Education:**

The neighborhood is very committed to the provision of quality education for area children. Education is viewed as a critical element in providing meaningful opportunities for children while discouraging gang activity, drug abuse and cynicism.

### **Public Housing:**

Nearly half of the residential units in South Martineztown are public housing units. Public housing is a major factor in this neighborhood and special attention must be given to ensure that it is maintained and operated effectively, and that public housing residents have a stake in the neighborhood.

### **Zoning/Development at the Southeast Corner of Broadway and Lomas:**

Area residents expressed concern over the future of this vacant 3.41 acre parcel known as the Lomas Center site. During the preparation of this plan, a development proposal for a residential retirement complex on this property was approved by the City of Albuquerque. The neighborhood had considerable input into this decision and was generally satisfied with the proposal as approved. However, there remains some uncertainty as to this project: 1) whether or not the project will be built--if not built, what is the future of this property; 2) if the retirement complex is built as planned, what impact it will have on the neighborhood.

With its 5-story profile, 168 living units and 60 employees, this retirement complex will have impacts on visual character, vehicular and pedestrian traffic and possibly on the provision of social services. These impacts are not necessarily negative or unmanageable.

Important concerns were also articulated by the property owner and by the prospective developers of the site. Their concerns centered around retaining enough regulatory flexibility to proceed with the proposed development or, if necessary, to accommodate another development alternative.

### **3. Focus on Achievable Results**

While a strong commitment was made to encourage citizen participation and open communication, neighborhood planning meetings and discussions focused on issues that could be addressed by this sector development plan. Furthermore, the planning team emphasized that the neighborhood cannot rely on City government to solve every problem or provide funding for every need. This neighborhood, like all others, is in competition for a limited pool of available funds. Neighborhood initiative will go a long way to ensure implementation of this plan.